

CITY OF SAN ANTONIO
Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

April 16, 2002
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Ernani Falcone – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss the Corridor Overlay Enabling Ordinance and zoning cases recommendations for April 16, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of April 2, 2002 minutes.
7. Z2002057 Earl & Brown, P.C., 12011 S. Hausman Road. *(City Council 8)*
8. Z2002060 S Charles Edens, 15503 Babcock Road. *(City Council 8)*
9. Z2002065 KB Home, UTSA Blvd. East of Babcock Road. *(City Council 8)*
10. Z2002067 Ear & Brown, P.C., Blanco Road North of Huebner Road.
(City Council 9)
11. Z2002040 Barbara Brown, 8235 Leslie Road. *(City Council 8)*
12. Z2002052 Exxon Mobil Corp., 2419 Wayne Drive. *(City Council 2)*
13. Z2002053 Douglas J. Fetzer, 112101 Lisbon & 112002 Lisbon. *(City Council 9)*

14. Z2002055 Jerry Arredondo, 2969, 3011, & 3023 Nacogdoches Road.
(*City Council 10*)
15. Z2002056 Jerry Arredondo, 9006 Huebner Road. (*City Council 8*)
16. Z2002058 Ear & Brown, P.C., 2202 Semlinger Road. (*City Council 2*)
17. Z2002061 S John Speegle, 6450 Loop 410 NW, Suite 114. (*City Council 7*)
18. Z2002062 Miguel A. Polanco & Irma De Hoyos, 219 E. Locust Street.
(*City Council 1*)
19. Z2002063 Kime Wise, 1384, 1426, 1436 & 1450 Austin Hwy. (*City Council 10*)
20. Z2002064 City of San Antonio, Ann McGlone, HPO, 405 E. Myrtle.
(*City Council 1*)
21. Z2002066 City of San Antonio, 125 W. Ashby. (*City Council 1*)
22. Z2002070 City of San Antonio, 8296 Marbach Road. (*City Council 4*)
23. Z2002072 Earl & Brown, P.C., 6905 Alamo Downs Parkway. (*City Council 6*)
24. Z2002049 City of San Antonio, Ingram Hills Neighborhood. (*City Council 7*)
25. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
26. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

FINAL

CASE NO: Z2002040

Date: April 16, 2002

Continuance from March 19 and April 2, 2002

Council District: 8

Ferguson Map: 546 C8

Case Manager : David Arciniega 207-5876

Applicant Name:

Barbara Brown

Owner Name:

Gene & Barbara Brown

Zoning Request: From "R-6" Residential Single Family District to "C-3 NA" Commercial Non Alcoholic Sales District.

Property Location: P-5 D, NCB 16051
8235 Leslie Rd.

Proposal: To operate a general automotive repair service

Neighborhood Association: None

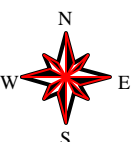
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

The subject property currently has two structures and fronts on Leslie Road which directly parallels Loop 1604 West Expressway. The subject property is surrounded by a residence to the south and vacant land to the north and west which is zoned "R-6" Residential Single Family. The requested zoning is encouraged at major intersections and thoroughfares, furthermore, "C-3 NA" zoning is incompatible with the existing residential zonings directly adjacent to the subject property.

___ Notices Mailed
 ___ In Opposition
 ___ In Favor



FINAL

CASE NO: Z2002049

Date: April 16, 2002

Council District: 7

Ferguson Map: 580 C7

Case Manager : Richard Ramirez 207-5018

Applicant Name:

City of San Antonio

Owner Name:

Multiple property owners

Zoning Request: As per exhibit.

Property Location: Property generally bounded by Ingram Road to the south, Callaghan Road to the west and north, Bandera Road to the northeast, and Benrus Boulevard to the east.

Ingram Hills Neighborhood

Proposal: City Council Resolution. It is requested that the property, including vacant commercial property, be rezoned to large lot residential and Neighborhood Preservation District based on specific lot size and existing character of the area, as per exhibit. The vacant "MH" Manufactured Housing District on Majestic Drive should be rezoned to "R-6" Residential Single Family District. Existing commercial uses shall be rezoned to their corresponding commercial districts.

Neighborhood Association: Ingram hills Neighborhood Association

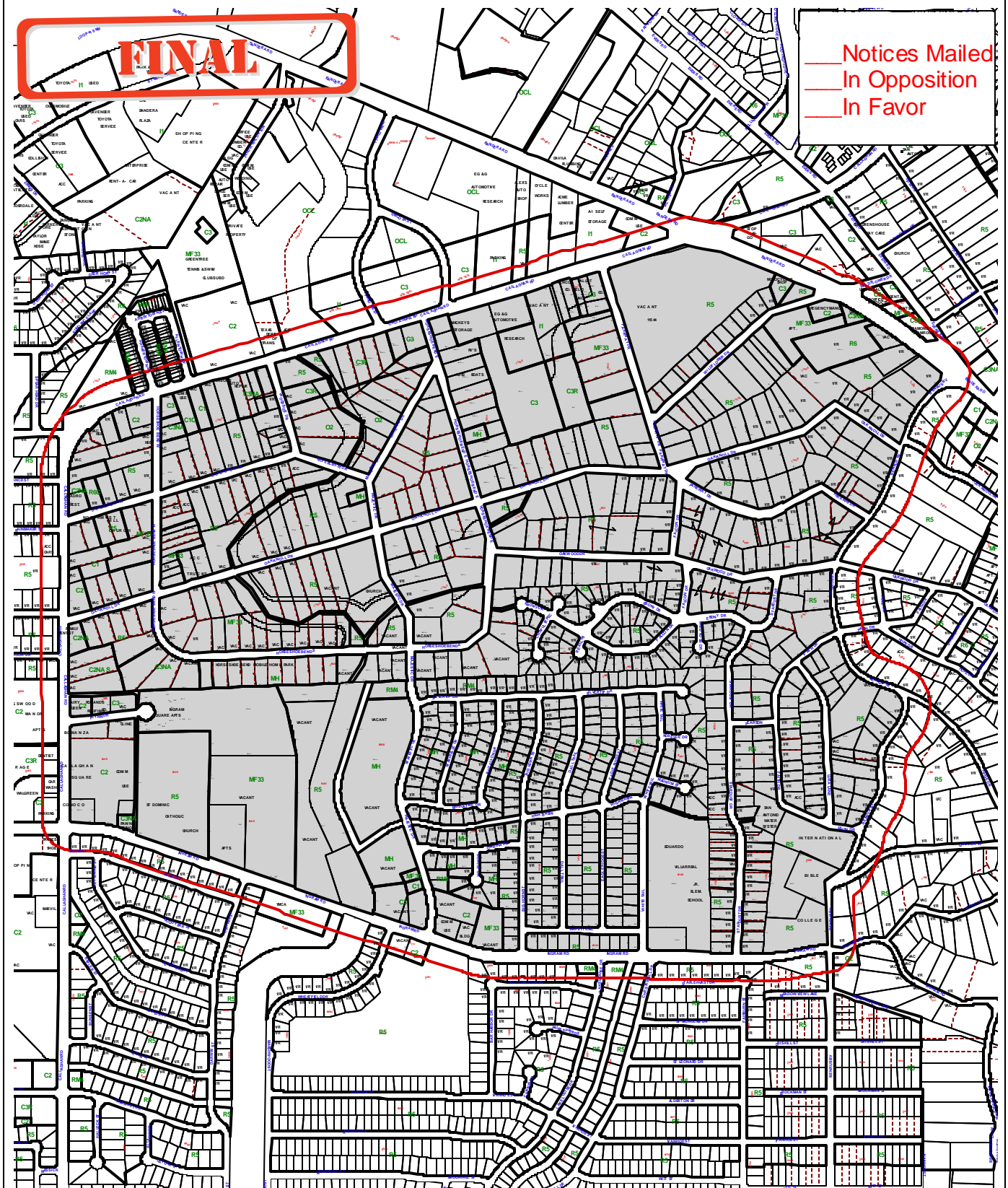
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Rezoning the area will more appropriately reflect the current lot size and uses, as per exhibit. Existing commercial uses shall be rezoned to their corresponding commercial districts. The proposed changes reflect the Woodlawn Hills(Ingram Hills) Neighborhood Plan.

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



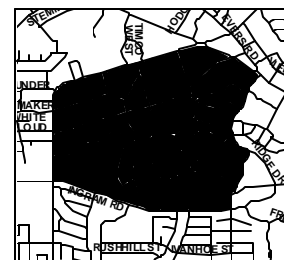
ZONING CASE: **Z2002-049**

City Council District NO. 7
Requested Zoning Change
From: "" To: ""
Date: APR. 2, 2002
Scale: 1" = 1000"

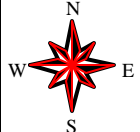
■ Subject Property

○ 200' Notification

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T- 20



FINAL

CASE NO: Z2002052

Date: April 16, 2002

Council District: 2

Ferguson Map: 652 F1

Case Manager : Fred Kaiser 207-7942

Applicant Name:

ExxonMobil Corp.

Owner Name:

ExxonMobil Corp.

Zoning Request: From "C-1" Commercial District to "C-2 C" Commercial District with conditional use for a car wash.

Property Location: Lot 17, Block 4, NCB 12912
2419 Wayne Dr.

Proposal: To allow construction of an automatic car wash to be associated with the Exxon TigerMarket.

Neighborhood Association: Stonleigh/Dellcrest N.A.

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The site is located in a "C-3" node. The site has "C-3" zoning to the west, north and east. The requested "C-2 C" is a logical transition between the "C-3" to the north and the "C-1" to the south.

FINAL

___ Notices Mailed
___ In Opposition
___ In Favor

DENNY'S 18

11

DIAMOND SHAMROCK

14

JACK IN THE BOX

U/C
C3

15

TACO BELL

US HWY 87

Loop 410

EXXON

24

McDONALDS

LOUISE CLEANERS

VAC BLDG

C2

VAC BLDG 1	2	3
C3NA 16	RAM-CO TRANS-MISSION 17	C2 18

NATHC

WAYNE DR

BERMUDA DR

VAC 8	17	VAC 10
C3	C1	
VAC 9	18	VAC 11
VAC 10	19	VAC 12
VAC 11	20	VAC 13
VAC 12	21	VAC 14
VAC 13	22	VAC 14
VAC 14	23	VAC 14

24	15	16
17	18	19
20	21	22
23	24	25

1/R 1	1/R 8
VAC 2	
VAC 3	
VAC 4	
VAC 5	
VAC 6	
VAC 7	

KEASLER AV

KEAS

COMM USE 26	13	1/R
C3NA	14	1/R
1/R 4	15	1/R
VAC 5	16	VAC
VAC 6	17	1/R
VAC 7	18	1/R

1/R 1	13	VAC
1/R 2	14	
VAC 3	15	
VAC 4	16	
M/H 5	17	
1/R 6	18	VAC

1/R 1	
1/R 2	
1/R 3	
1/R 4	
1/R 5	
1/R 6	

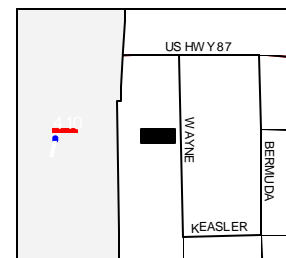
ZONING CASE: Z2002-052

City Council District NO. 2
Requested Zoning Change
From: "C-1" To: "C-2C"
Date: APR. 16, 2002
Scale: 1" = 200"

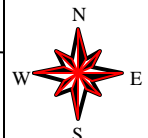
Subject Property

200' Notification

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T-12



FINAL

CASE NO: Z2002053

Date: April 16, 2002

Council District: 9

Ferguson Map: 550 B4

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Douglas J. Fetzer

Owner Name:

Feterzer Enterprises Inc.

Zoning Request: From "R-5" Residential Single-Family District to "C-3" Commercial District.

Property Location: Lots 13 and 14, Block 32, NCB 11748

112101 Lisbon & 112002 Lisbon

Proposal: For parking lots of cars that are ready to be picked up by customers.

Neighborhood Association: Lockhill Estates Home and Property Association and Greater Harmony Hills Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial of Requested and Approval of "C-3 R". Surrounding zones are "C-3", "C-3 NA", "C-3 R", "C-2 NA" and "R-5". The only access to the property is from West Avenue through the Midas Auto Shop. Lisbon Street is not open. This property is not desirable for residential use.

FINAL

CASE NO: Z2002055

Date: April 16, 2002

Council District: 10

Ferguson Map: 551 F 6

Case Manager : David Arciniega 207-5876

Applicant Name:

Jerry Arredondo

Owner Name:

Phil Jagge, Myrtle Steinbring, Ethel Loitz

Zoning Request: From "R-4" Residential Single Family District and "O-2" Office District to "C-2" Commercial District.

Property Location: Lot 20, Block 1, NCB 13146 and Lots 6-E, 6-D Block 1, NCB 12098
2969, 3011, & 3023 Nacogdoches Road

Proposal: Develop Neighborhood Retail

Neighborhood Association: None

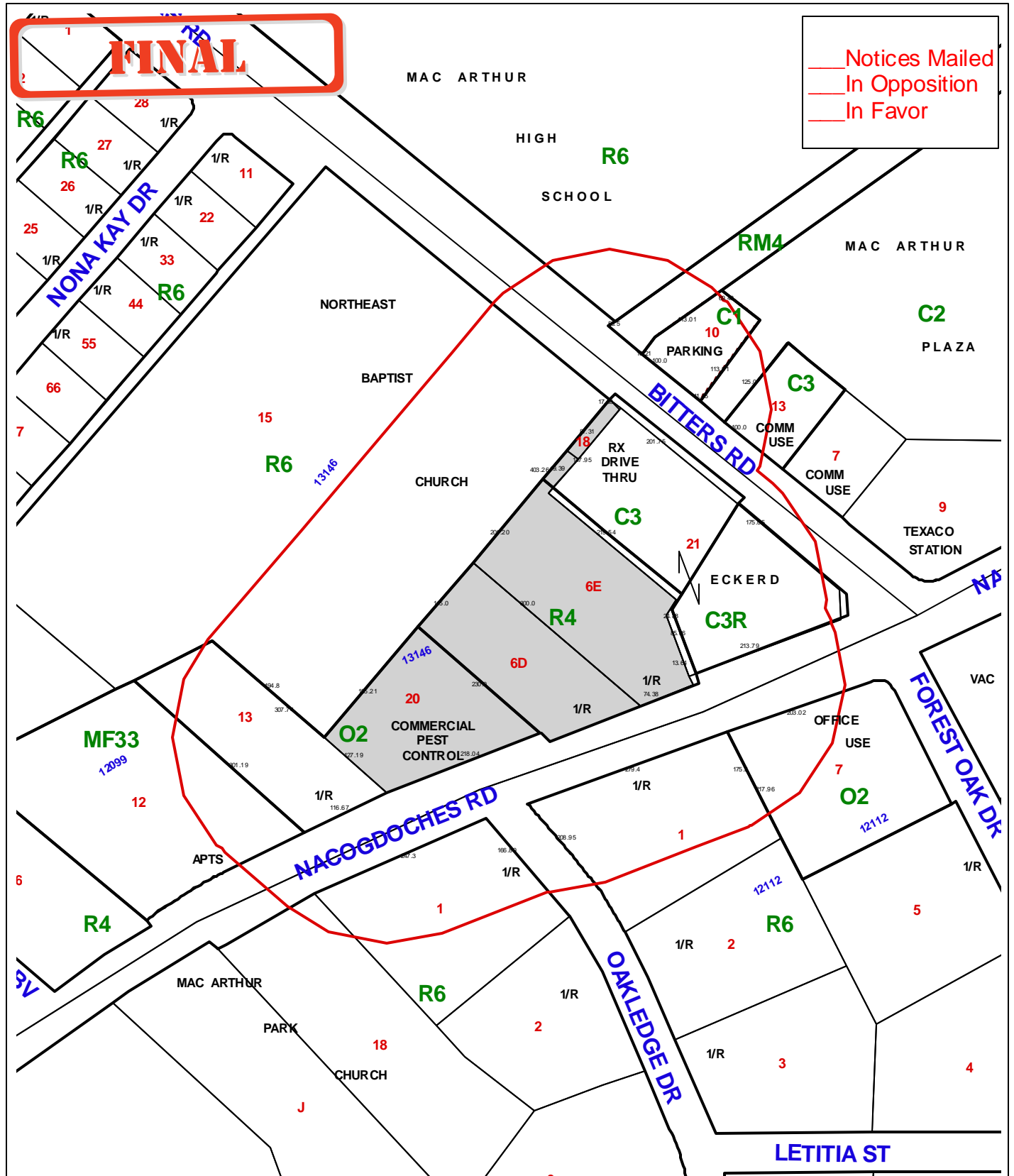
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject property fronts on Nacogdoches Road, a secondary arterial on the Major Thoroughfare Plan. The subject property currently has an existing office and two residences on 2.31 acre tract of land with existing "C-3" and C-3R" zoning to the east, "O-2" zoning to the west and "R-6" zoning to the north and south. The requested zoning is compatible with the existing office and commercial developments that are adjacent to the subject property, furthermore, the Aviation Department's review meets the requirements established by the Federal Aviation Regulation Part 150 as compatible use.

___ Notices Mailed
 ___ In Opposition
 ___ In Favor



ZONING CASE: Z2002-055

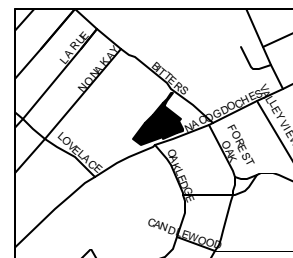
City Council District NO. 10
Requested Zoning Change
From: "R-4,O-2" To: "C-2"
Date: APR. 16, 2002
Scale: 1" = 200"

 Subject Property

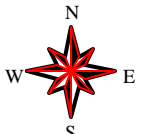


200' Notification

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T- 10



FINAL

CASE NO: Z2002056

Date: April 16, 2002

Council District: 8

Ferguson Map: 548 D6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Jerry Arredondo

Owner Name:

Daniel J. and Katherine Nichols

Zoning Request: From "C-2" Commercial District to "C-3" Commercial District.

Property Location: Lot 2 save and except the Southeast 6.5 feet and the Northwest 24.33 feet, Block 12, NCB 14696

9006 Huebner Rd.

Proposal: To permit an automotive sales lot

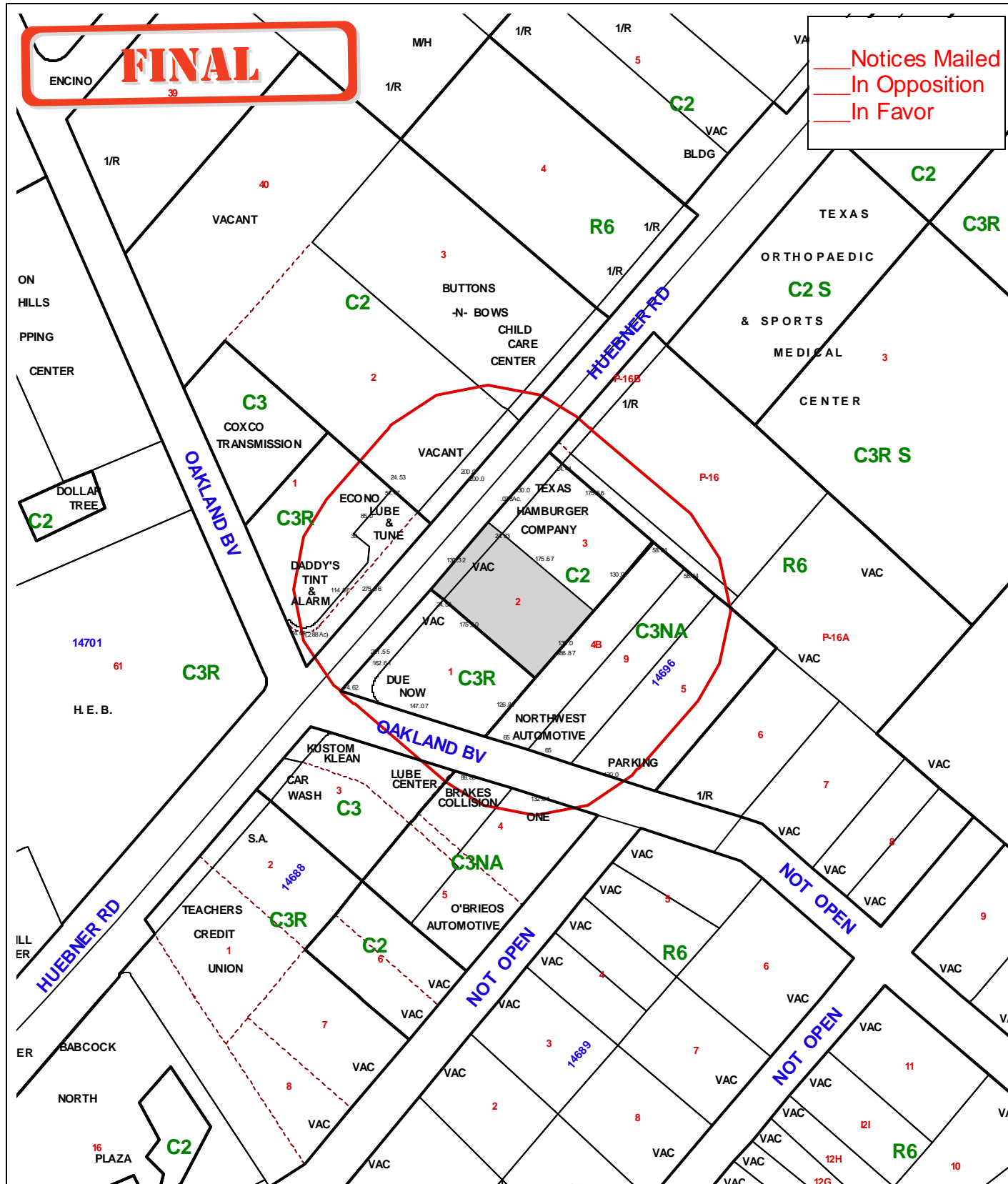
Neighborhood Association: Oakland Estates N.A.

Traffic Impact Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial as requested and approval of "C-3 R". The site has "C-3R" zoning to the north and west, "C-3 NA" zoning to the south and "C-2" zoning to the east. This area of Huebner Rd. has developed with automobile related uses. The "C-3R" designation will prohibit the possible development of a bar at this location.

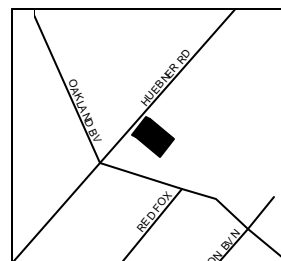
_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



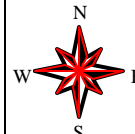
City Council District NO. 8
Requested Zoning Change
From: "C-2" To: "C-3"
Date: APR. 16, 2002
Scale: 1" = 200"

200' Notification

C:\APR_16_2002



T-16



FINAL

CASE NO: Z2002057

Date: April 16, 2002

Council District: 8

Ferguson Map: 547 B1,2

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Earl & Brown, P.C.

Owner Name:

John McBrine, Trustee - Swans Partners, Ltd.

Zoning Request: From "C-3 NA ERZD" Commercial Non-Alcoholic Sales Edwards Recharge Zone District (9.1 acres), "C-2 NA ERZD" Commercial Non-Alcoholic Sales Edwards Recharge Zone District (2.2 acres), "C-1 NA ERZD" Commercial Non-Alcoholic Sales Edwards Recharge Zone District (38.37 acres) to "ED ERZD" Entertainment Edwards Recharge Zone District (39.45 acres) and "C-2 ERZD" Commercial Edwards Recharge Zone District (7.63 acres).

Property Location: 47.04 acres of NCB 14614

12011 S. Hausman Rd.

Proposal: To allow the property to be developed as an outdoor sports recreational facility and retail center

Neighborhood Association: Fieldstone Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required at this time. A comprehensive TIA will be required at the platting and building stage.

Staff Recommendation:

Approval. The property is currently undeveloped and fronts on Loop 1604 Expressway. The "C-2" and the "ED" requests are appropriate at this location. The "ED" designation will allow for an outdoor sports recreation facility as well as the related support facilities and services. The surrounding zones are residential with the exception of some "C-3". The Sport Recreation Facility will provide an entertainment destination for the residents within walking distance.

FINAL

CASE NO: Z2002058

Date: April 16, 2002

Council District: 2

Ferguson Map: 618 F 8

Case Manager : David Arciniega 207-5876

Applicant Name:

Earl & Brown, P.C.

Owner Name:

Kenneth E. & Douglas H. Semlinger

Zoning Request: From "R-5" Residential Single Family District to "C-2" Commercial District.

Property Location: Lots 6 & 7, NCB 12887

2202 Semlinger Rd.

Proposal: To allow the property to be rezoned for utilization as a full service credit union.

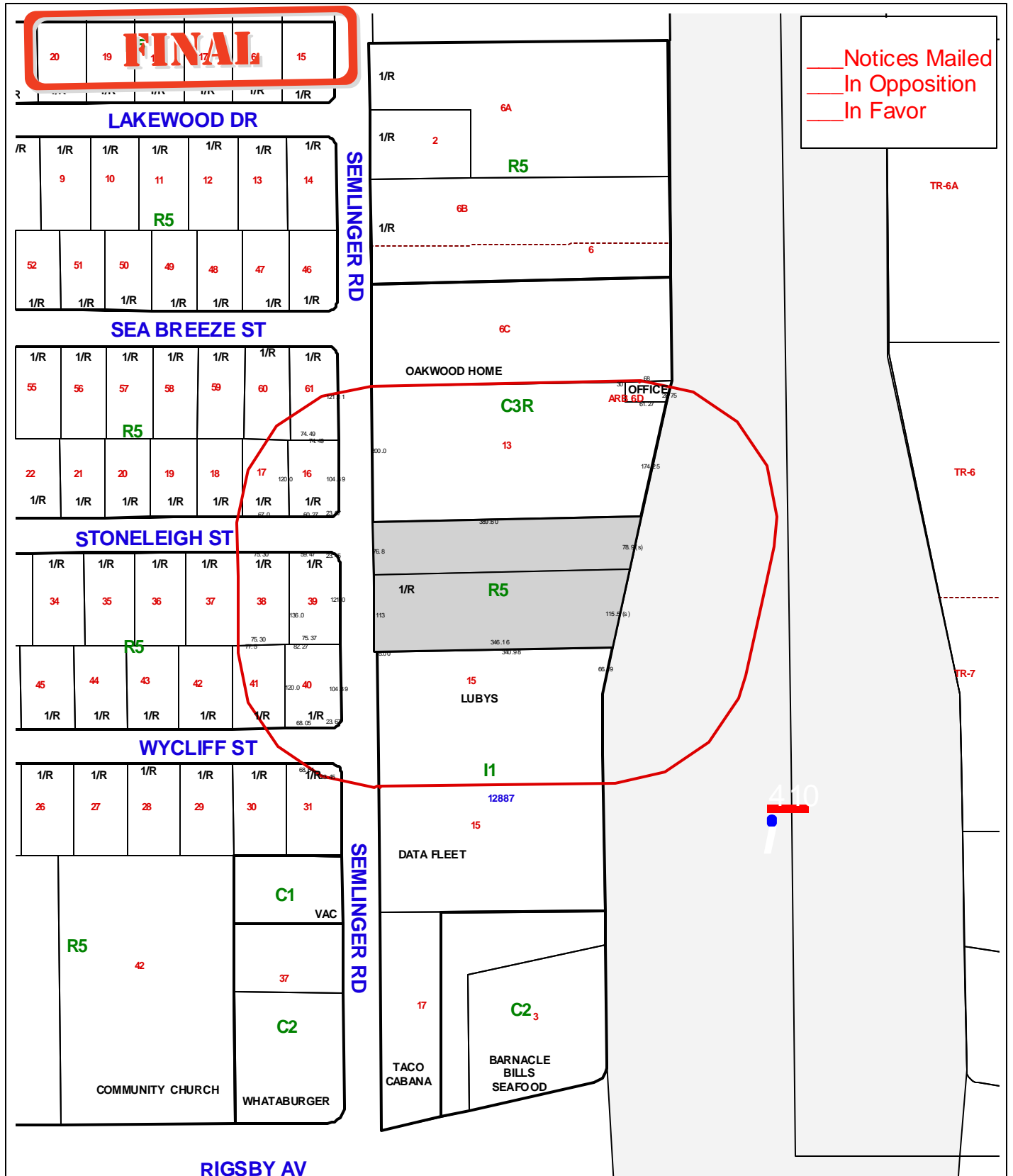
Neighborhood Association: Stoneleigh/Dellcrest NA

Traffic Impact Statement: A Level 1 Traffic Impact Analysis has been submitted for review

Staff Recommendation:

Approval

The subject property is located between Semlinger Road and SE Loop 410, north of Rigsby Avenue. The subject property is surrounded by a developed subdivision to the west, "C-3R" zoning to the north and "I-1" zoning to the south. The requested zoning is consistent with the zoning and uses along SE loop 410, furthermore, the proposed development will be fronting SE Loop 410, which has been developing for commercial use.



___ Notices Mailed
___ In Opposition
___ In Favor

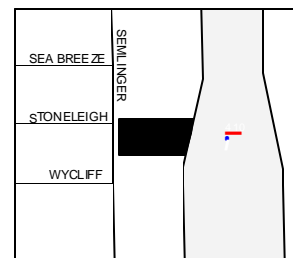
ZONING CASE: Z2002-058

City Council District NO. 2
Requested Zoning Change
From: "R-5" To: "C-2"
Date: APR. 16, 2002
Scale: 1" = 200'

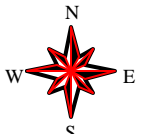
Subject Property

200' Notification

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T-18



FINAL

CASE NO: Z2002060 S

Date: April 16, 2002

Council District: 8

Ferguson Map: 513 E5

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Charles Edens

Owner Name:

Emerald Realty of San Antonio

Zoning Request: From "C-3 ERZD" Commercial Edwards Recharge Zone District to "C-3 ERZD S" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Small Animal Clinic.

Property Location: Lot 19, Block 2, NCB 14757
15503 Babcock Rd.

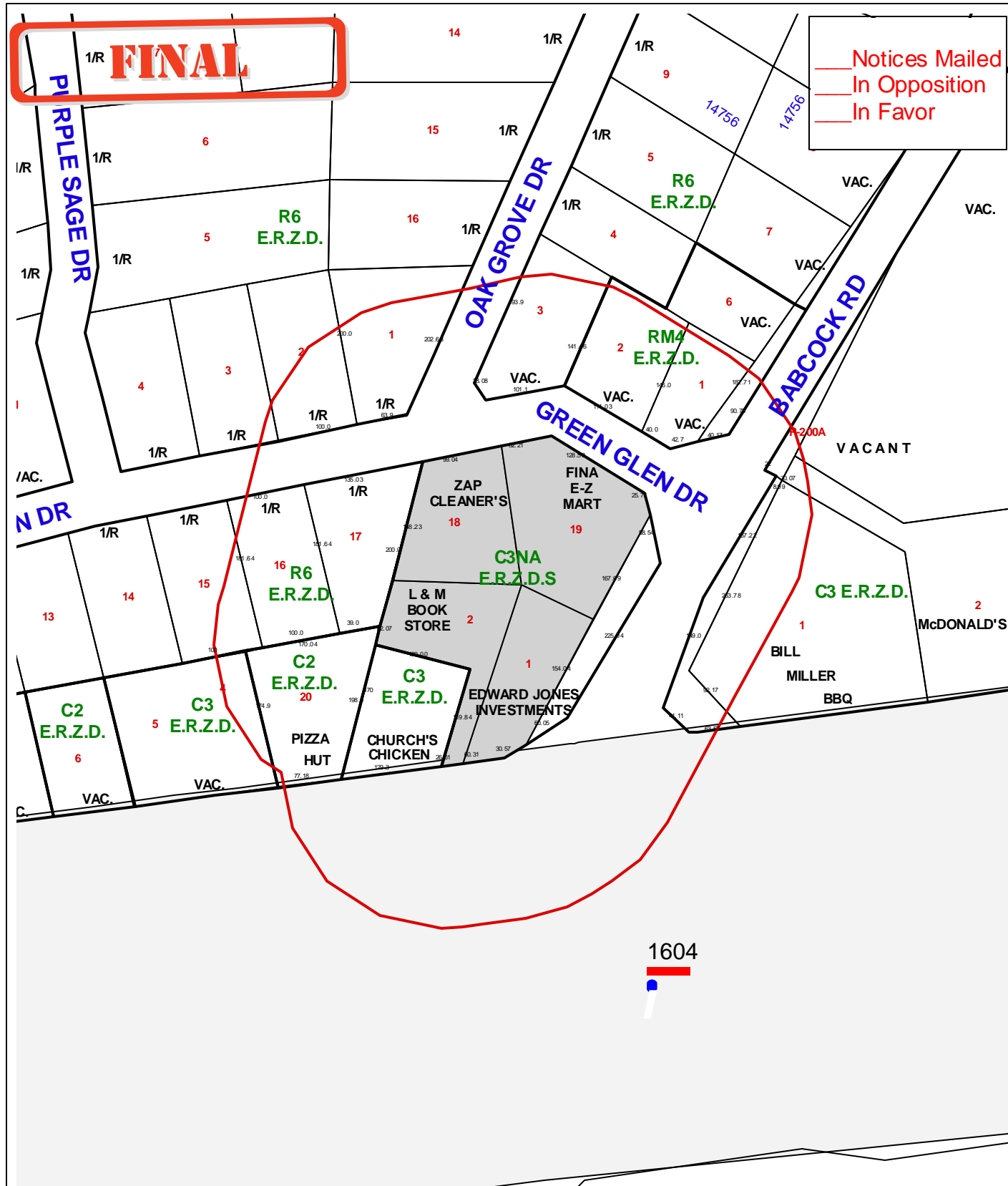
Proposal: Veterinary Practice

Neighborhood Association: Hills and Dales Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. Subject Property is presently zoned "C-3 ERZD". The Edwards Recharge Zone District requires a Specific Use Authorization for a Small Animal Clinic. SAWS does not oppose a Small Animal Clinic at this location.



ZONING CASE: **Z2002-060S**

City Council District NO. 8

Requested Zoning Change

From: "C-3 ERZD" To: "C-3 ERZD S"

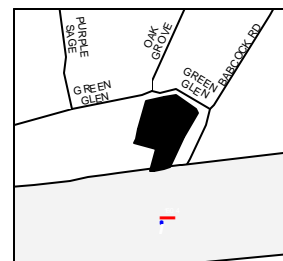
Date: APR. 16, 2002

Scale: 1" = 200'

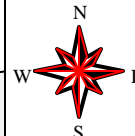
 Subject Property

 200' Notification

C:\APR_16_2002_1



T- 8



FINAL

CASE NO: Z2002061 S

Date: April 16, 2002

Council District: 7

Ferguson Map: 580- B 7

Case Manager : David Arciniega 207-5876

Applicant Name:

John Speegle

Owner Name:

Dominion Advisory Group

Zoning Request: From "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization to operate a Bingo Parlor.

Property Location: 0.1240 acre tract of land out of Lots 10, 12, Block 18, NCB 15046
6450 Loop 410 NW, Suite 114

Proposal: Bingo Parlor

Neighborhood Association: Thunderbird Hills NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject property is currently zoned for commercial use and is surrounded by "C-3 NA" and "C-2" zoning. The requested zoning is consistent with the existing commercial zonings directly adjacent to the subject property, furthermore, the property fronts along NW Loop 410 Expressway Access Road.

☐ Notices Mailed
☐ In Opposition
☐ In Favor

JC
PENNEY

PEACE PIPE ST

~~C3NA~~

PARK

C2

C3NA

~~C3R~~

INGRAM RD

OLIVER WENDELL
HIGH SCHOOL

HIGH

13895

NP10

SCHOOL

FOOTBALL
FIELD

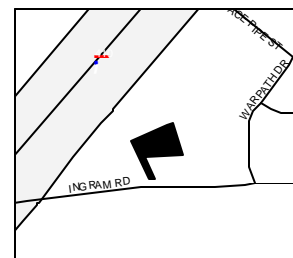
INGRAM RD

City Council District NO. 7
Requested Zoning Change
From: "C-2" To: "C-2 S"
Date: APR. 16, 2002
Scale: 1" = 200"

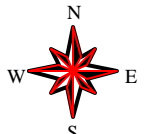
 Subject Property

200' Notification

C:\APR_16_2002_1



T- 20



FINAL

CASE NO: Z2002062

Date: April 16, 2002

Council District: 1

Ferguson Map: 616 E2

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Miguel A. Polanco & Irma De Hoyos

Owner Name:

Miguel A. Polanco & Irma De Hoyos

Zoning Request: From "MF-33" Multiple Family Residential District to "C-1" Commercial District.

Property Location: Lot 4, Block 8, NCB 1730

219 E. Locust St.

On the North side of E. Locust between Ogden St. and McCullough Ave.

Proposal: For Commercial use

Neighborhood Association: Tobin Hill N.A. and Tobin Hill Residents Association

Traffic Impact Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The Tobin Hill Neighborhood Plan recommends mixed use at this location. Land use in mixed use areas should reflect "R-6", "RM4", "R-3" and "R-5" zoning, as well as "O-1", "C-1" and limited "C-2" commercial zoning. Pre-World War II building stock should be preserved. The site has "C-1" zoning to the west, "C-2" zoning to the east and south and "MF-33" zoning to the north. The existing house on the site can be utilized as an office or for limited commercial use.

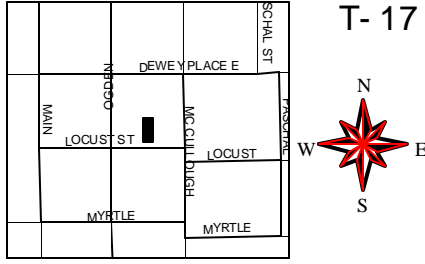


ZONING CASE: **Z2002-062**

City Council District NO. 1
 Requested Zoning Change
 From: "MF-33" To: "C-1"
 Date: APR. 16, 2002
 Scale: 1" = 200"

Subject Property
 200' Notification

C:\APR_16_2002_1



FINAL

CASE NO: Z2002063

Date: April 16, 2002

Council District: 10

Ferguson Map: 583 F 3

Case Manager : David Arciniega 207-5876

Applicant Name:

Kime Wise

Owner Name:

M. Landsman

Zoning Request: From "C-2" Commercial District and " I-1" General Industrial District to "C-3" Commercial District.

Property Location: 22.80 acre tract of land out of NCB 8696 and 0.944 acre tract of land out of NCB14747

1384, 1426, 1436, & 1450 Austin Hwy

West of Harry Wurzbach and fronting on Austin Hwy

Proposal: To develop a Wal-Mart Supercenter Store along with other Commercial Uses

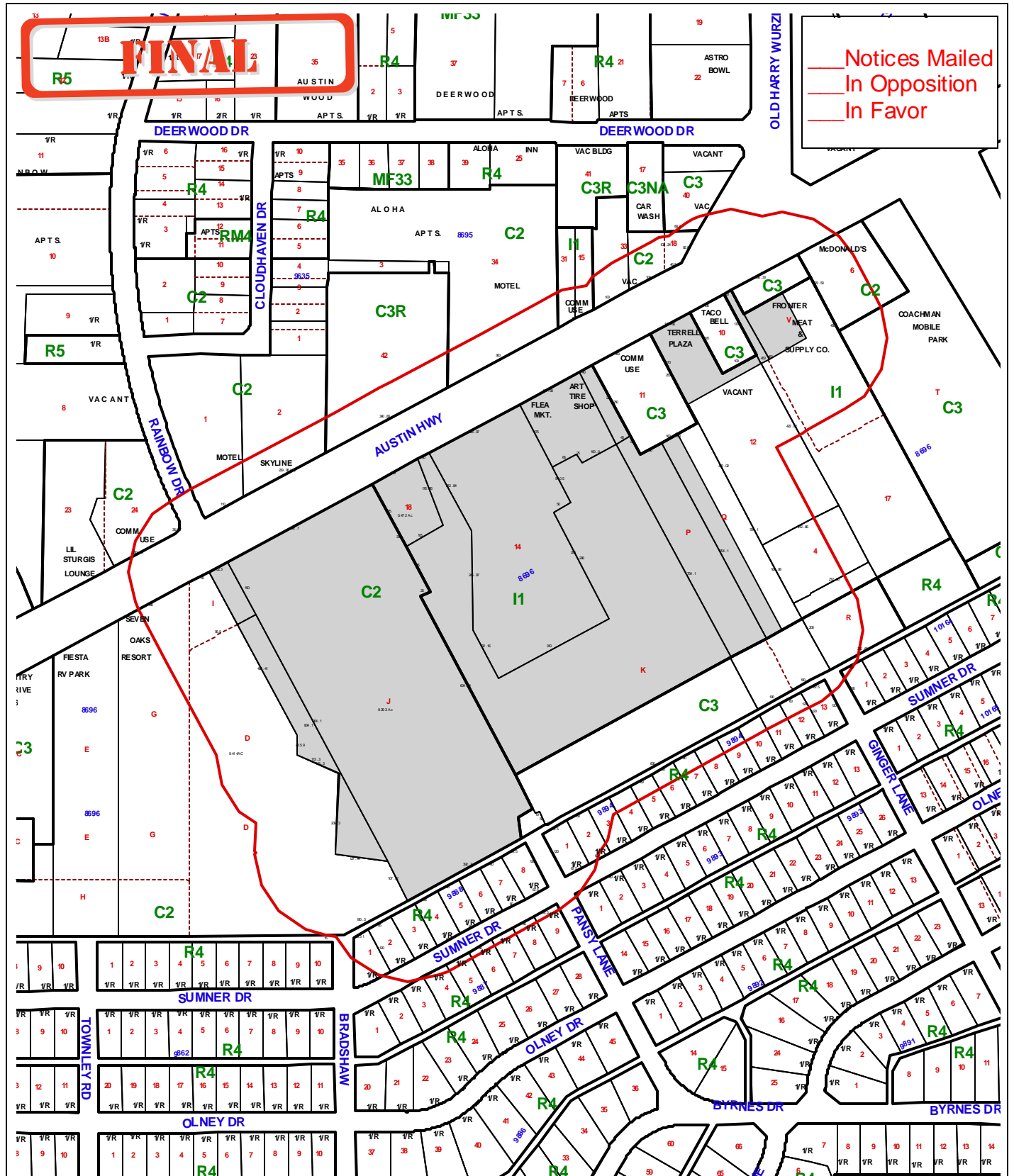
Neighborhood Association: Wilshire Terrace NA and Terrell Heights NA

Traffic Impact Statement: A Level 2 Traffic Impact Analysis was submitted and is in compliance with TIA Ordinance 91700

Staff Recommendation:

Denial

The subject property falls within the Northeast Inner Loop Neighborhood Plan (March 2001) which designates this land use as Community Commercial. The proposed zoning of "C-3" is not allowed in Community Commercial. The proposed request of a Wal Mart Supercenter Store will be allowed in a "C-2 S" (Commercial District with a Specific Use Authorization for a Gasoline Filling Station W/O Repair Service and Auto Parts Retail with Installation), however, this will require consent of the owner. In addition, the Aviation Department's review meets the requirements established by the Federal Aviation Regulation Part 150 as compatible use.



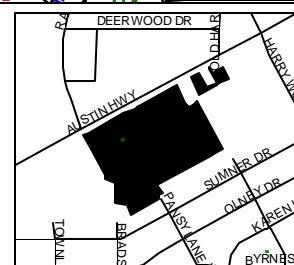
ZONING CASE: Z2002-063

City Council District NO. 10
Requested Zoning Change
From: "C-2,I-1" To: "C-3"
Date: APR. 16, 2002
Scale: 1" = 300"

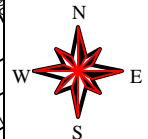
Subject Property

200' Notification

C:\APR_16_2002_1



T-17



FINAL

CASE NO: Z2002064

Date: April 16, 2002

Council District: 1

Ferguson Map: 616 F2

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Owner Name:

City of San Antonio - Ann B. McGlone, HPO

Martin & Frederica P. Kushner

Zoning Request: To Designate Historic Significance

Property Location: Lot: 3 and West 5 feet of 4 Block: 8 NCB: 1745

405 E. Myrtle

Proposal: Finding of Historic Significance (currently zoned "R-6" Residential Single-Family District)

Neighborhood Association: Tobin Hill Neighborhood Association and Tobin Hill Residents Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Tobin Hill Neighborhood Plan calls for the preservation of Pre-World War II housing stock (reference page 8). The structure meets the architectural and cultural criteria required for historic designation. On February 6, 2002 the Historic Design and Review Commission recommended a finding of Historic Significance for the property. This request has been filed by the property owners and the Historic Preservation Officer.

FINAL

CASE NO: Z2002065

Date: April 16, 2002

Council District: 8

Ferguson Map: 513 F 7

Case Manager : David Arciniega 207-5876

Applicant Name:

KB Home

Owner Name:

Thomas Salazar & Bernard Litschultz

Zoning Request: From "R-6 ERZD" Residential Single Family Edwards Recharge Zone District, "MF-33 ERZD" Multi Family Edwards Recharge Zone District, "C-2 ERZD" Commercial Edwards Recharge Zone District and "C-2 PUD ERZD" Commercial Planned Unit Development Edwards Recharge Zone District to "RM-4 PUD ERZD" Residential Mixed Planned Unit Development Edwards Recharge Zone District.

Property Location: 30.0 acre tract of land out of Block 1 and 2, NCB 14889, 16631 and 16632
UTSA Blvd. east of Babcock Rd.

Proposal: Proposed residential development of approximately 230 lots.

Neighborhood Association: None

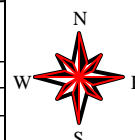
Traffic Impact Statement: A Level 1 Traffic Impact Analysis has been submitted for review

Staff Recommendation:

Approval

The subject property borders the southeast corner of UTSA Blvd. and Babcock Rd., a secondary arterial on the Major Thoroughfare Plan. The subject property has "R-6 ERZD" zoning to the north and west, "C-2 PUD ERZD", "MF-33 ERZD" and "R-6 ERZD" zoning to the east and "MF-33 ERZD" and "C-2 ERZD" to the south. "RM-4 PUD ERZD" will provide a downzoning from the "MF-33 ERZD" and "C-2 ERZD" zoning. "RM-4 PUD ERZD" zoning is appropriate at this location, however, the proposed development must meet the PUD requirements and acquire approval by the Planning Commission.

___ Notices Mailed
 ___ In Opposition
 ___ In Favor



FINAL

CASE NO: Z2002066

Date: April 16, 2002

Council District: 1

Ferguson Map: 615 E 1

Case Manager : David Arciniega 207-5876

Applicant Name:

City of San Antonio

Owner Name:

Michael Berlanga

Zoning Request: From "O-2 HD" Historic Office District to "R-6 HD" Historic Residential Single Family District.

Property Location: Lot A-1, NCB 1885
125 W. Ashby

Proposal: A single family home

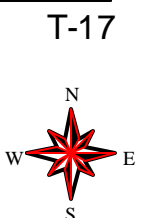
Neighborhood Association: Monte Vista Historical Assoc.

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

This site falls within the Monte Vista Neighborhood Plan which designates this area as single family residential. The subject property currently has an existing single family residence and is surrounded by residential zoning to the north and east, "O-2 HD" zoning to the south and "MF-33 HD" zoning to the west. "R-6 HD" zoning will provide a downzoning from "O-2 HD", furthermore, staff encourages infill housing within the inner city.



FINAL

CASE NO: Z2002067

Date: April 16, 2002

Council District: 9

Ferguson Map: 482 B7

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Earl & Brown, P.C.

Owner Name:

J Allen Family Partners, Ltd.

Zoning Request: From "O-1 ERZD C" Office, Edwards Recharge Zone District with Conditional Use for a mini-warehouse to "C-2 ERZD C" Commercial, Edwards Recharge Zone District with Conditional Use for a mini-warehouse.

Property Location: Lots 84 & 85, Block 1, NCB 17620
Blanco Rd. North of Huebner Rd.

Proposal: To permit a mini-warehouse and other commercial development

Neighborhood Association: Stone Oak Park H.O.A and Stone Oak Meadows H.O.A.

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. This area has Camp Bullis Military Reservation to the west and a major flood easement to the east. The single-family homes to the north and south are in fenced, gated communities. This site was zoned for the office/ warehouse proposed use under the 1965 UDC and requires rezoning only because of the adoption of the revised UDC.

___ Notices Mailed
 ___ In Opposition
 ___ In Favor

CAMP

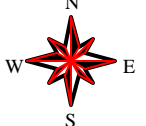
01/E.R.Z.D. C

BULLIS

MR

Drainage

T- 1



FINAL

CASE NO: Z2002070

Date: April 16, 2002

Council District: 4

Ferguson Map: 613 C 6

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

City of San Antonio

Owner Name:

Burger King Corp. #499

Zoning Request: From "R-6" Residential Single-Family District to "C-3 NA" Commercial Non-Alcoholic Sales District.

Property Location: Lot 5, Blk. 37, NCB 17302

8296 Marbach Road

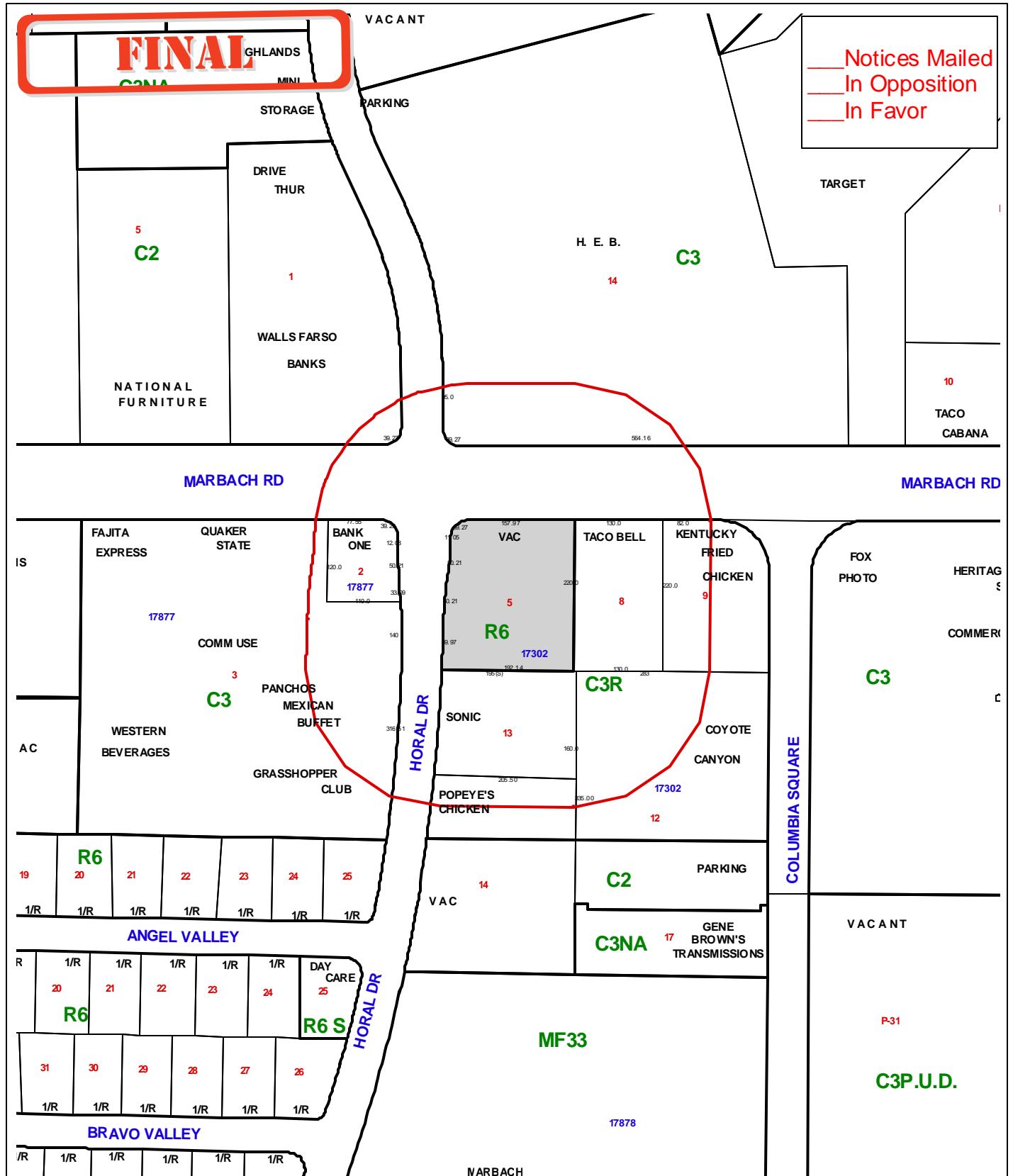
Proposal: Replacement of Fast Food Restaurant Building

Neighborhood Association: Rainbow Hills Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Subject Property is located on Marbach, a major thoroughfare, and within 1,200 feet of Loop 410. The surrounding zones are "C-3 R", "C-3" and "C-2". This intersection has been established as a commercial area.



☐ Notices Mailed
☐ In Opposition
☐ In Favor

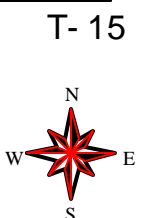
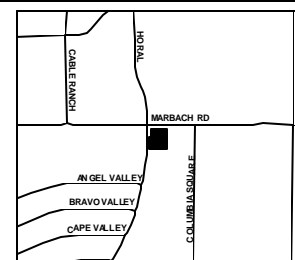
ZONING CASE: Z2002-070

City Council District NO. 4
 Requested Zoning Change
 From: "R-6" To: "C-3NA"
 Date: APR. 16, 2002
 Scale: 1" = 200'

Subject Property

200' Notification

C:\APR_11_2002



T-15

FINAL

CASE NO: Z2002072

Date: April 16, 2002

Council District: 6

Ferguson Map: 614 A1

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Earl & Brown, P.C.

Owner Name:

West Texas Business Center, Ltd., Ted Barclay of
Trammel Crow; 7411 John Smith, Ste. 100, San
Antonio, 78229

Zoning Request: From "I-1" General Industrial District to "C-3" Commercial District.

Property Location: 0.23 acres of Lot 1, Blk 4, NCB 17246

6905 Alamo Downs Parkway

Proposal: To Allow Specified Portion of the Building to be Rezoned for Utilization as a Kidney
Dialysis Center.

Neighborhood Association: None

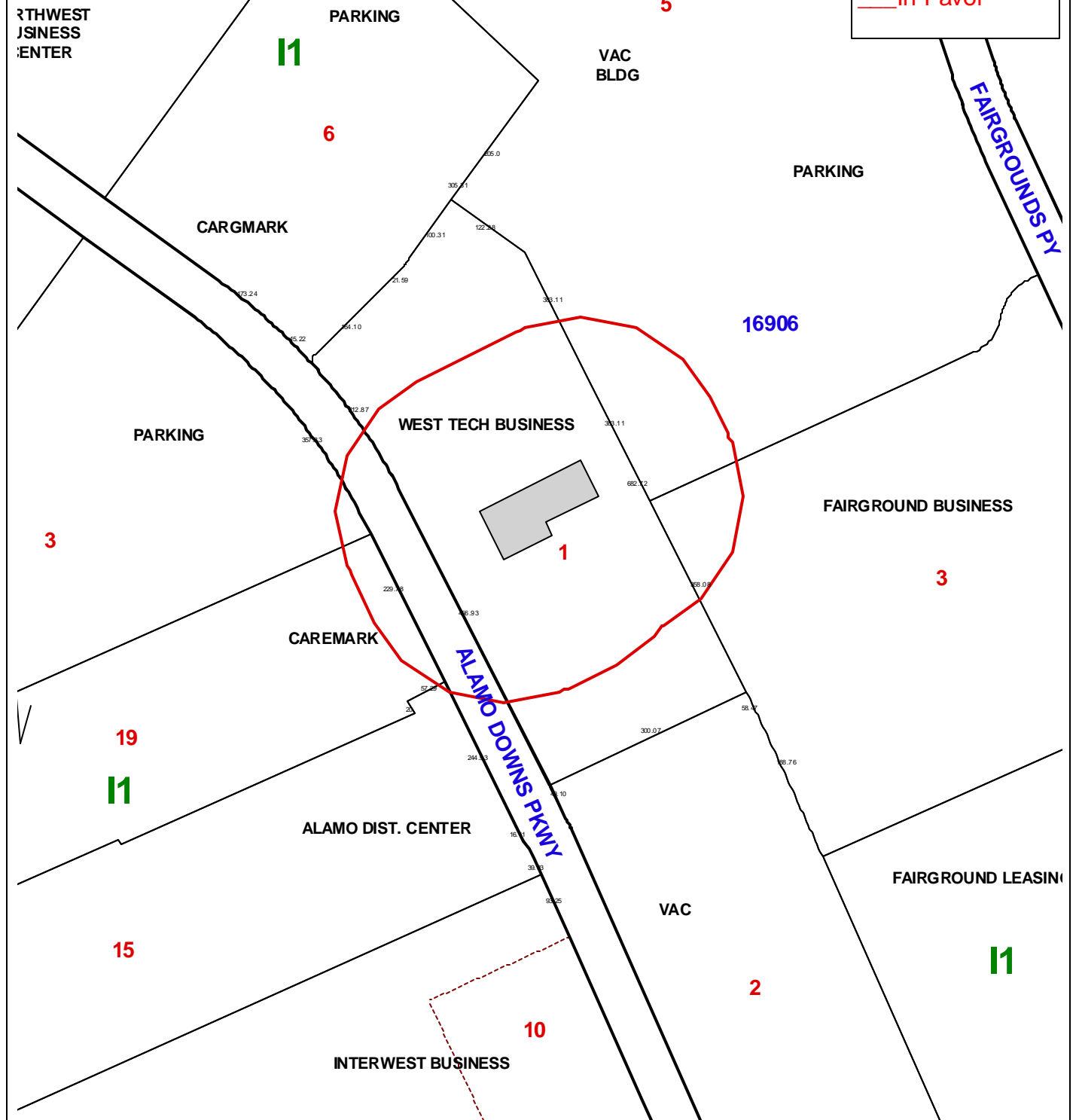
Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial of requested and Approval of "C-3 NA". This area has developed as a office and business park. "C-3" is a desirable down-zoning of the existing "I-1".

FINAL

___ Notices Mailed
___ In Opposition
___ In Favor



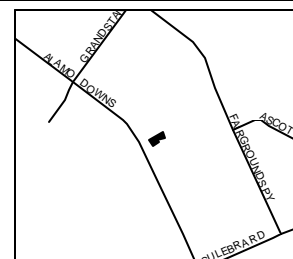
ZONING CASE: **Z2002-072**

City Council District NO. 6
Requested Zoning Change
From: "I-1" To: "C-3"
Date: APR. 16, 2002
Scale: 1" = 200"

Subject Property

200' Notification

C:\APR_11_2002



T- 20

